



City Council Meeting
CIBOLO MUNICIPAL BUILDING
200 S. MAIN
July 22, 2014
6:30 P.M.

MINUTES

1. Call to Order – Mayor Jackson called the meeting to order at 6:32 p.m.
2. Roll Call – Council Present: Mayor Jackson, Councilman Garrett, Councilman Castro, Councilman Doty, Councilman Hogue, Councilman Carlton and Councilman Dunn; Council Absent: Councilman Pedde; Staff Present: City Manager Herrera, City Attorney Banks, City Secretary Cimics, Finance Director Miranda, ED Director Luft, Public Works Director Fousse, City Engineer Klein and City Planner Gonzalez.

3. Invocation – Councilman Castro gave the invocation.

4. Pledge of Allegiance - All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

This is the opportunity for visitors and guests to address the City Council on an agenda item or any issue they would like City Council to know about. City Council may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time, however, City Council may present any factual response to items brought up by citizens.

The following individuals spoke at Citizens to be Heard: Maggie Titterington from the Schertz Chamber gave a update upcoming events. Melvin Hicks gave kudos to the Street & Drainage for having a very good meeting. Robbie Berg spoke at item 8C and she was concerned over the traffic on Dean Road and more people on the water system that she felt was already at its maximum. Mark Buell spoke on item 8N and didn't feel that a "Blue Ribbon Committee" was needed.

6. Consent Agenda – Consent Items (General Items)

- A. Approval of the minutes of the Regular City Council Meeting held on July 8, 2014.

Councilman Castro made the motion to approve the consent agenda. Motion was seconded by Councilman Garrett. For: Councilman Dunn, Carlton, Hogue, Doty, Castro and Garrett; Against: None. Motion carried 6 to 0.

7. Staff Updates/Discussion

- A. Parks Department
- B. Street Department
- C. Drainage Department
- D. Utility Department
- E. Police Department

- F. Administration – Rudy Klein introduced the new Assistant Planner Cory Dale. Mr. Klein also gave an update on the Borgfeld Market. They held a pre-construction meeting with them today and the meeting included the school district, GEVC and Center Point Energy. Wal-Mart will have a temporary construction trailer at the site in the next two weeks.

8. Discussion/Action

- A. Discussion/Action on the removal, appointments and re-appointments to Planning and Zoning Commission, Parks Commission, Streets and Drainage Commission, Board of Adjustments Commission, Capital Improvement Program (CIP), Cibolofest Committee, UDC Committee, Cibolo Youth Council and the Cibolo Economic Development Corporation.

No appointments at this time.

- B. Receive a status report/discussion from the City Manager concerning negotiations to acquire properties for a future youth sports complex and the Town Creek Drainage Project.

City Manager Mr. Herrera briefed council on the 75 acres the City is in negotiation on for the future sports complex. Mr. & Mrs. Russell were introduced to the council. The Russell's are the property owners the city is working with on the land purchase. Mrs. Russell would like to throw out the first pitch when the fields are completed. Mr. Herrera thanked Mark Luft the ED Director on his hard work to complete this project.

- C. Discussion/Action regarding the rezoning of approximately 98.406 acres immediately north of Turning Stone and east of F.M. 1103, of which approximately 92.32 would be rezoned from the Single-Family Residential (SF-1) zoning district to the Single-Family Residential (SF-2) zoning district and approximately 6.086 acres fronting F.M. 1103 from the Single-Family Residential (SF-1) zoning district to the Retail/Office (C-3) zoning district.

Councilman Carlton made the motion to approve the rezoning of approximately 98.406 acres immediately north of Turning Stone and east of F.M. 1103, of which approximately 92.32 would be rezoned from the Single-Family Residential (SF-1) zoning district to the Single-Family Residential (SF-2) zoning district and approximately 6.086 acres fronting F.M. 1103 from the Single-Family Residential (SF-1) zoning district to the Retail/Office (C-3) zoning district. Motion was seconded by Councilman Hogue. For: Council Members: Castro, Doty, Carlton, Hogue and Dunn; Against: Council Member Garrett. Motion carried 5 to 1.

- D. Discussion/Action regarding the Preliminary Plat/Final Plat of Cibolo Main Street Storage.

Councilman Hogue made the motion to approve the Preliminary Plat/Final Plat of Cibolo Main Street Storage. Motion was seconded by Councilman Castro. For: Council Members: Garrett, Castro, Doty, Carlton, Hogue and Dunn; Against: None. Motion carried 6 to 0.

- E. Discussion/Action regarding amendments to the Final Re-plat of FM 1103 Church Subdivision (formally known as LDS Cibolo Subdivision).

Councilman Castro made the motion to approve the amendments to the Final Re-plat of FM 1103 Church Subdivision (formally known as LDS Cibolo Subdivision). Motion was seconded by Councilman Carlton. For: Council Members: Garrett, Castro, Doty, Carlton, Hogue and Dunn; Against: None. Motion carried 6 to 0.

- F. Discussion/Action regarding the Preliminary Plat/Final Plat of Williams Ranch.

Councilman Castro made the motion to approve the Preliminary Plat/Final Plat of Williams Ranch. Motion was seconded by Councilman Dunn. For: Council Members: Garrett, Castro, Doty, Carlton, Hogue and Dunn. Motion carried 6 to 0.

- G. Discussion/Action regarding the Final Plat of Saratoga Unit 10 (formally known as Cibolo Summit Unit 10).

Councilman Castro made the motion to approve the Final Plat of Saratoga Unit 10 (formally known as Cibolo Summit Unit 10). Motion was seconded by Councilman Garrett. For: Council Members: Dunn, Hogue, Carlton, Doty, Castro and Garrett. Motion carried 6 to 0.

- H. Discussion/Action regarding the Final Plat/Re-Plat of Turning Stone at Mesa Unit 4.

Councilman Carlton made the motion to approve the Final Plat/Re-Plat of Turning Stone at Mesa Unit 4. Motion was seconded by Councilman Dunn. For: Council Members: Garrett, Castro, Doty, Hogue, Carlton and Dunn; Against: None. Motion carried 6 to 0.

I. Discussion/Action regarding the Preliminary/Final Plat of Saddle Creek Ranch Unit 6.

Councilman Carlton made the motion to approve the Preliminary/Final Plat of Saddle Creek Ranch Unit 6. Motion was seconded by Councilman Castro. For: Council Members: Dunn, Doty, Hogue, Garrett, Carlton and Castro; Against: None. Motion carried 6 to 0.

J. Overview by the City Manager and Finance Director on the proposed Fiscal Year 2014-2015 Budget.

The City Manager Mr. Herrera and Finance Director Ms. Miranda gave council an overview of the Fiscal Year 2014/2015 Budget. There are two Budget Meetings scheduled for this month on July 30th and July 31st to go into more detail on the budget.

K. Discussion and direction to staff concerning a possible November 2014 Bond Election.

Finance Director Ms. Miranda went over the possible Bond Election for November 2014. Staff introduced three projects as potential General Obligation bonds for consideration. The project were listed as 1) Fm 1103 Roadway, Mobility and Transportation Improvements in the amount of \$1.5M. 2) Fire Station #3 Design and Engineering – Construction and Equipment FM 1103 at Weidner in the amount of \$4.0M. 3) Haeckerville Road – Lower Seguin Rd. to IH-10 Design and Engineering – Haeckerville Road – Lower Seguin Rd to IH-10 construction in the amount of \$2.5M. If council wishes to place this on the ballot staff will need to bring an ordinance back at the next meeting to call the election. Council discussed this item and directed staff to proceed with the ordinance.

L. Discussion and direction to staff on the Ethics Ordinance.

Attorney Banks went over the two ordinances that she provided from the city of Live Oak and Athens. This was a starting point for the council. Workshops will be scheduled in the next month to continue working on this issue.

M. Discussion/Action and direction to staff on updating the City of Cibolo Comprehensive Master Plan.

Councilman Dunn stated that we need to look at updating the Master Plan as it has not been updated since 2006. Council directed the City Manager Mr. Herrera to start looking at the Master Plan. Council will require workshops in a few months to work this project.

N. Discussion/Action on forming a Blue Ribbon Committee to look at future development near the Wal-Mart location.

Councilman Hogue stated he brought this to the attention of council due to citizen's request. Mr. Mark Buell spoke during citizens to be heard and felt that the city has mechanisms in place and multiple committees and commission to take care of citizen's complaints. Council did not pursue forming another committee at this time.

O. Discuss and consider addressing the need for public improvements along F.M. 78.

This item was brought up by Councilman Garrett. He stated the city needs to serious look at infrastructure along F.M. 78 to attract businesses. Mr. Fousse briefed the Red River Project. This item will be brought back to council in approximately 60 days for an update on projects in the F.M. 78 area.

P. Receive a report from City Staff and discussion on the ranking of the short term projects for F.M. 1103.

City staff was ask to rank the "short term" mobility and transportation improvements identified in early July. The projects that were ranked were roadway improvements, traffic signal improvements, and public safety improvements. These projects totaled \$2,005,000. Private sector would make approximately \$600,000 worth of improvements to FM 1103 and the City of Cibolo would make approximately \$1,405,000 worth of improvements.

Q. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date, and place of additional special meetings or workshops.

Council was requested to e-mail the City Secretary on date they would be available for a workshop.

9. Ordinances

- A. Approval/Disapproval of an ordinance to rezone certain real property located immediately north of the development known as Turning Stone and west of F.M. 1103; comprised of 98.406 acres, of which 92.32 acres along F.M. 1103 would be rezoned from Rural Single-Family Residential (SF-1) to Single-Family Residential (SF-2).

Councilman Hogue made the motion to approve the ordinance to rezone certain real property located immediately north of the development known as Turning Stone and west of F.M. 1103; comprised of 98.406 acres, of which 92.32 acres along F.M. 1103 would be rezoned from Rural Single-Family Residential (SF-1) to Single-Family Residential (SF-2). Motion was seconded by Councilman Dunn. For: Council Members: Garrett, Castro, Doty, Carlton, Hogue and Dunn; Against: None. Motion carried 6 to 0.

- B. Approval/Disapproval of an ordinance to rezone certain real property located immediately north of the development known as Turning Stone and west of F.M. 1103; comprised of 98.406 acres, of which 6.086 acres along F.M. 1103 would be rezoned from Rural Single-Family Residential (SF-1) to Retail/Office (C-3).

Councilman Doty made the motion to approve the ordinance to rezone certain real property located immediately north of the development known as Turning Stone and west of F.M. 1103; comprised of 98.406 acres, of which 6.086 acres along F.M. 1103 would be rezoned from Rural Single-Family Residential (SF-1) to Retail/Office (C-3). Motion was seconded by Councilman Carlton. For: Council Members: Dunn, Carlton, Garrett, Castro, Hogue and Doty; Against: None. Motion carried 6 to 0.

10. City Council request(s) regarding specific items to be scheduled for future agendas. – None at this time.

11. Adjournment:

Councilman Carlton made the motion to adjourn the meeting at 8:52 p.m. Motion was seconded by Councilman Dunn. For: All; Against: None. Motion carried 6 to 0.

PASSED AND APPROVED THIS 12TH DAY OF AUGUST 2014.

Lisa M. Jackson
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary

